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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (M)

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT –
NELLORE URBAN DEVELOPMENT AUTHORITY - CHANGE OF LAND USE FROM
INDUSTRIAL LAND USE TO RESIDENTIAL LAND USE IN SY NO:1033 OF KAVALI
BIT-1, D.NO.8-21-3 WITH AN EXTENT OF 2813.75 SQ MT - APPLIED BY SRI
KRISHNAM VEERA VENKATA SATHYANARAYANA S/O LATE VENKATA
SUBBAIAH – DRAFT VARIATION - NOTIFICATION – ISSUED -REG.

*[Memo.No.3356383/M2/2020, Municipal Administration & Urban Development (M)
Department, 15th September, 2021]*

APPENDIX
NOTIFICATION

The following Draft variation to the Kavali General Town Planning Scheme /Master Plan which was sanctioned in G.O.Ms.No.177, MA&UD Department, dated: 23.05.2002 is proposed to make in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Kavali Municipality /Nellore Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site in Sy.No.1033 of Kavali Bit-1, D. No.8-21-3, Kanyaka Parameswari rice mill street (Natha vari street) with an extent of 2813.75 sq.mt. The boundaries of which are given in the scheduled below, which was earmarked as Industrial use in the General Town Planning Scheme (Master Plan) of Kavali Municipality sanctioned in G.O.M.S.No.177 MA&UD Department Dated.23.05.2002, is now proposed to be designated as Residential land use by variation of Change of Land Use in the revised part of proposed land use map of GTP M.M.P.No.01/2021/NUDA of Kavali Municipality and is available in the office of Kavali Municipality, Kavali/Nellore Urban Development Authority office, Nellore subject to following conditions:

1. Handing over the site affected in widening of existing Eastern and Southern sides roads as 9.00mt to the local body at free of cost through registered gift deed.
2. The applicant shall obtain approval of building plans for construction of buildings from the competent authority duly paying necessary charges as per rules in force.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Nellore Urban Development Authority/ local body before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved;
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
5. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
6. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act; and
7. any other conditions as may be imposed by Vice Chairperson, Nellore Urban Development Authority, Nellore.

SCHEDULE OF BOUNDARIES

North - Property of Schedule B
East - 7.00 mt wide Municipal Road
South - 4.60 mt partly & 7.00 mt partly wide Municipal Road
West - Sri Ayyappa Swami temple & others building

Y. SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT